

WARRANTY DEED
Corporate Grantor**Know all Men by these Presents,**

025168

That HARRIS BAKING COMPANY, successor in interest by Merger dated October 15, 1974 of CATHERINE REALTY CORPORATION,
a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by EVANGELOS GUDIS of Belfast, County of Waldo, State of Maine,

whose mailing address is 117 High Street, Belfast, Maine 04915

TRANSFER
TAX
PAID

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey
unto the said EVANGELOS GUDIS, his

heirs and assigns forever,

A CERTAIN LOT or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING in the easterly line of Main Street at the northwesterly corner of land now or formerly of Samuel Wein and the center line of the southerly wall of the Moor Block, so called; thence northerly in said easterly line of Main Street about twenty-six and twenty-five hundredths (26.25) feet to the southwesterly corner of land now or formerly of Pulsifer, Tibbetts & Palmer, and the center line of the northerly wall of said Moor Block; thence easterly at right angles to said easterly line of Main Street and in the center line of said northerly wall of the said Moor Block and the southerly line of land of said Pulsifer, Tibbetts and Palmer about seventy-five (75) feet to the westerly line of a pass way in the rear of said Moor Block, extending from Temple Street to Appleton Street; thence southerly parallel to said easterly line of Main Street and in the westerly line of said pass way about twenty-six and twenty-five hundredths (26.25) feet to the northeasterly corner of land of said Wein and the center line of the southerly wall of said Moor Block; thence westerly in the center line of the southerly wall of said Moor Block and the northerly line of land of said Wein about seventy-five (75) feet to the point of beginning.

THIS CONVEYANCE is subject to those interests, rights, and privileges granted, and includes those interests, rights and privileges affecting the wall on the southerly side of said Moor Block, reserved, excepted or created to Anna M. Pulsifer in a certain deed and agreement dated July 2, 1919, entered into between Ann M. Pulsifer and Samuel Wein, recorded in Kennebec Registry of Deeds, Book 572, Page 402.

THIS CONVEYANCE includes a free and convenient pass way to and from Temple Street for the benefit of the lot herein above conveyed, over land in the rear of said lot as described and reserved in a deed from Ann M. Pulsifer to Harvey D. Eaton, recorded in said Registry.

EXCEPTING AND RESERVING, however, party wall rights conveyed and described in a Warranty Deed dated July 2, 1919, and recorded in said Registry in Book 572, Page 402.

BEING a portion of the premises acquired by Catherine Realty Corporation by Warranty Deed from Harris Baking Company dated March 12, 1959 and recorded in the Kennebec County Registry of Deeds in Book 1145, Page 383. Harris Baking Company and Catherine Realty Corporation merged on October 15, 1974 and Harris Baking Company is the surviving entity.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **EVANGELOS GUDIS**, his

heirs and assigns, to him and their use and behoof forever.

And the said Grantor Corporation does hereby ~~warrant~~ with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **HARRIS BAKING COMPANY** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

John R. Mullin, its President
thereunto duly authorized, this 28th day of the month of September, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

HARRIS BAKING COMPANY

(Corporate Name)

John R. Mullin

By *John R. Mullin*
John R. Mullin
Its President

State of Maine, County of Kennebec **ss.**

September 28, 19 87.

Then personally appeared the above named John R. Mullin, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,



Stephen F. Dubord
Attorney at Law Notary Public

Stephen F. Dubord
Attorney At Law

Notary Public
Printed Name Commission Expires: 9/5/87

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